

HOUSING ELEMENT
OF THE
SAN DIMAS GENERAL PLAN

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Prepared by: Environmental and Land Planners
and
San Dimas Planning Department

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CONTENTS

	<u>Page</u>
INTRODUCTION	1
BACKGROUND	1
AUTHORITY	2
PURPOSE AND INTENT	2
ORGANIZATION AND METHODOLOGY	3
CITIZEN PARTICIPATION	4
GOALS AND OBJECTIVES	6
STATE GOALS	6
COUNTY AND REGIONAL GOALS	6
CITY GOALS	7
DEMOGRAPHICS	10
HOUSING NEEDS	16
FAIR SHARE HOUSING ALLOCATION	16
DEVELOPMENT NEEDS	17
HOUSING CONSTRAINTS	19
MARKET CONSTRAINTS	19
GOVERNMENTAL CONSTRAINTS	23
SITE EVALUATION/SERVICES	28
GENERAL PLAN CONSISTENCY	29
MANUFACTURED HOUSING	30
CONDOMINIUM CONVERSION	31
IMPLEMENTATION PROGRAM	32
EXISTING PROGRAMS	32
ON-GOING ACTIONS	32
PROPOSED PROGRAM	33
HOUSING ELEMENT REVIEW AND UPDATE PROCESS	37
ENVIRONMENTAL IMPACT ANALYSIS	38
GLOSSARY	39

INTRODUCTION

BACKGROUND

The City of San Dimas is located in the eastern portion of the San Gabriel Valley in the greater Los Angeles Metropolitan area. The City consists of approximately 15 square miles of which approximately 47 percent remains undeveloped. The topography varies between flat lands, rolling hills, and very steep hills north of the Foothill Freeway within the Angeles National Forest. San Dimas was founded in 1887 as a citrus growing area. The City was incorporated in 1960, and to date, retains its small-town, rural character. The current population (1980) is estimated to be 24,014. Overall City density is very low: given the 1,861 acres of developed residential land, the overall density is below twelve persons per residential acre. The City's housing stock is fairly new, with nearly 75 percent built after 1960.

The importance of housing quality in San Dimas cannot be over-emphasized. Being part of the dynamic Los Angeles County market, it has been subject to some development pressures. The character of the community has initially been determined by the types of dwellings built and the nature of the market they were intended to serve, but the continuing evolution of the City will depend on housing used and maintained and what kinds of changes are stimulated in response to these factors. This Element is prepared as one result of a new awareness of the importance of planning for housing and in response to new legal requirements that housing policy be made a part of the planning process.

San Dimas has developed quickly. In the decade of the sixties, population moved upward; new housing was built on a larger scale; there was a shift toward more expensive homes; and San Dimas took its place as an important community in Los Angeles County. As such, it is competing in a market which includes older low-density developments and new town ventures, low-income pockets, and luxury enclaves. The City is now seeking to fill its particular niche to provide a mix of housing opportunities to best serve its citizens and to determine how to shape the environment which will be the basis for the future of San Dimas.

The City government assumes a major responsibility when it deals with the creation of a good living environment and recognizes that this cannot occur without a concerted effort from developers, consumers, and in concert with the government. The task is made more difficult for the City because of the relatively limited resources which can be directed toward solving housing problems.

A Housing Element was prepared and adopted as part of the San Dimas General Plan in early 1974. Subsequent revisions of the Housing Element Guidelines, and passage of AB 2853, as well as other housing-related legislation in 1980, created a need to undertake a major revision of the San Dimas Housing Element.

AUTHORITY

The Housing Element sets forth the City's locally determined strategy to preserve and enhance the community's desirable residential character, upgrade deteriorated or deteriorating housing and neighborhoods, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

The Housing Element has been prepared in a manner to be consistent with State Housing Element Guidelines. The State has identified the Housing Element as a mandatory element since 1969. Section 65302(c) of the California Government Code states that the Housing Element will ". . . be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community."

In 1971, the State Commission of Housing and Community Development adopted Guidelines for the preparation of local Housing Elements. The Guidelines were revised in 1977, and outlined in detail the items to be included within the Housing Element. A discrepancy arose relative to whether or not the Guidelines were advisory. The matter was resolved in late 1980 with the passage of AB 2853 (Roos): the legislation declared that the Guidelines were indeed advisory. However, AB 2853 did impose a number of items into law which were taken from the Guidelines. Those items included the requirement to address the "Fair Share Housing Allocation," data inventory, assessment of needs, identification of constraints, development of goals, objectives and policies, and development of a five-year action program.

It became evident, both under the earlier Guidelines and the later AB 2853, that strong emphasis was being placed upon implementation, and identifiable and measurable objectives. In summary, the requirement is for a Housing Element which consists of (1) an analysis of housing needs, (2) a comprehensive problem-solving strategy, and (3) a course of action.

PURPOSE AND INTENT

The purpose of the Housing Element is to provide local government officials and citizens with an understanding of the housing needs of San Dimas, and to provide direction for

governmental decision-making in all matters relating to housing. In addition, the Housing Element is designed to promote close coordination of San Dimas with its neighboring governmental entities (cities and County), regional, State and federal agencies and departments.

The following summarize the purpose and intent of the Housing Element:

1. To promote and ensure the provision of adequate housing for all persons regardless of income, age, race, sex or ethnic background.
2. To promote and ensure the provision of a varied housing selection by location, type, price and tenure.
3. To promote and ensure open and free choice of housing for all.
4. To act as a guide for municipal decisions and how these decisions affect the quality and quantity of the housing stock.
5. To develop a housing program that is consistent with and complementary to other general plan elements.
6. To accommodate the special needs of the elderly, handicapped or disadvantaged.
7. To provide the basis for the establishment of the necessary ordinances to implement a housing program.

ORGANIZATION AND METHODOLOGY

The State Housing Element Guidelines outline recommended procedures to be used in the development of the Housing Element. The procedures and material to be included require extensive research, documentation, statistics and other data. More specific detailed data, sources and research techniques may be found in the official files of the City. From that material, needs and constraints were identified, and an implementation program developed which is designed for the specific requirements of the City of San Dimas.

The Housing Element, in accordance with State law, is a five-year program: the action programs described herein are designed to provide a basis for achievement and/or evaluation through the year 1986. It is acknowledged that not all of the programs will be implemented by 1986. Given ever-changing market conditions, funding source cutbacks, and federal program elimination, the programs may be revised or omitted, or new programs may be substituted.

CITIZEN PARTICIPATION

The Housing Element Guidelines state that ". . . the Housing Element shall be developed through a decision-making process which is accessible to and directly involves all economic segments of the community. Effective citizen involvement requires that citizens be kept informed as the Housing Element is developed and be provided opportunities to review and comment on the Element as it is being prepared."

Citizen participation gives the City's residents a participatory role in property maintenance and future orderly development in their community. Such involvement is both necessary and vital in order to produce a viable and successful program. By means of such an input process, local citizens can become involved in their future and the future of their neighborhood rather than just being recipients of housing from some vague and detached governmental source. Citizens are encouraged to participate and take an active role in programs. Such input can be accomplished through a number of participatory methods, including: professional groups, service clubs, churches, schools, PTA's, tenant and/or homeowner groups.

San Dimas has a strong tradition of citizen participation. In developing the City's General Plan throughout 1973 and 1974, a concerted effort was made to identify community attitudes. Generally, the citizens expressed a strong desire to see San Dimas maintained as a low density, rural community, with continued emphasis on environmental enhancement. With respect to the Housing Element, a general meeting was advertised and held in April, 1981. The purpose of the meeting was to brief those in attendance relative to the Housing Element requirements and to answer questions. An attitude survey had been prepared and was circulated at the meeting. In addition, those in attendance distributed copies of the survey questionnaire throughout the Community. Of over 200 questionnaires circulated, 34 were returned and the responses are summarized as follows:

- o All persons, regardless of income, should have an opportunity to own their home.
- o Emphasis should be placed upon single-family homes, and housing for senior citizens and the handicapped.
- o Mobile homes, apartments and condominiums should be discouraged as a means of providing low and moderate-income housing.
- o Funding sources should rely on federal and state governments, and private funds and programs; the City should not be responsible for providing funding and programs.

- o An inclusionary zoning program should not be instituted.
- o The housing program should emphasize rehabilitation.
- o An anti-speculation ordinance should not be adopted.
- o Apartments should not be converted to condominiums.

Participation allowed for citizen involvement in the formulation of this Element, and future resident input is anticipated in the City's review and adoption procedures concerning this Element. It should be noted that the citizens' comments were taken into consideration, however, it was not always feasible to establish programs which would be consistent both with the attitude expressed and State law relative to the Housing Element. Therefore, some of the above attitudes are contrary to the eventual programs recommended to implement this Housing Element (see pages 35 through 37). The public hearing process affords additional citizen involvement at both the Planning Commission and City Council levels, thus balancing private and public sector interest.

GOALS AND POLICIES

STATE GOALS

The broad goal of the preliminary California Statewide Housing Plan is "the provision of a decent home and suitable living environment for every California Household." In addition, five subordinate goals address the following:

Availability - To increase the availability of an adequate new housing supply, and a choice of housing opportunities, through private investment and public actions.

Suitability - To support and provide incentives for the maintenance and rehabilitation of the existing housing supply.

Affordability - To bring available housing within the economic means of all persons.

Community Development - To provide strong community development and integration of housing with sound and adequate employment, services and community facilities.

Accessibility - To provide equal access and opportunity of all.

The above goals and their accompanying State policies are consistent with San Dimas' housing goals and policies. The City of San Dimas endorses and supports the goals outlined in Sections 6452 through 6460 of the Housing Element Guidelines. These goals are summarized below:

- o Preservation of existing housing and neighborhoods.
- o Preservation of affordable housing.
- o Standards and plans for the provision of adequate sites for housing.
- o Provision of accessible housing.
- o Adequate provision for the housing needs of all economic segments of the community.

COUNTY AND REGIONAL GOALS

The Los Angeles County Housing Element and the SCAG Regional Housing Element have been reviewed. It is fully recognized that a regional approach to the housing problems within the community will require coordination and cooperation with neighboring cities, the County and regional organizations.

CITY GOALS

The following goals and supportive policies provide the basis of San Dimas' housing program:

STANDARDS AND PLANS FOR THE IMPROVEMENT OF HOUSING

GOAL:

- o Recognize substandard and deteriorating housing in San Dimas and take steps towards correcting these deficiencies through programs of rehabilitation, maintenance, or replacement. Provide adequate replacement housing for displaced residents.

POLICIES:

- o Pursue an aggressive rehabilitation, demolition and replacement program for substandard dwelling units.
- o Establish whatever regulations and enforcement procedures are necessary to ensure the proper maintenance of all residential dwelling units in San Dimas.
- o Take actions aimed at the elimination of conditions detrimental to health, safety, and public welfare, through code enforcement, the State Housing Law, interim rehabilitation assistance, and other appropriate City regulations and activities.
- o Recognize innovations in building and planning technology and incorporate proven techniques and materials into the City's ordinances and codes, if beneficial.
- o Cooperate with other agencies involved in the improvement of housing on the county and regional scales.
- o Support the development of cost saving and energy conserving construction techniques.

STANDARDS AND PLANS FOR THE IMPROVEMENT OF NEIGHBORHOODS

GOAL:

- o Provide a leadership role in instilling civic pride and better "housekeeping" with respect to the appearance of existing facilities.

POLICIES:

- o Encourage citizen participation.
- o Increase rehabilitation efforts in neighborhoods where needed and encourage property maintenance in all areas of the community.
- o Take actions aimed at the elimination of conditions detrimental to health, safety, and public welfare, through code enforcement, rehabilitation assistance, and related activities.
- o Give immediate attention to the protection of neighborhoods from excessive noise, through-traffic, and incompatible land uses.
- o Continue to make needed capital improvements, where appropriate, in order to stimulate rehabilitation and preserve the desirable residential character of the community.

ADEQUATE PROVISIONS FOR THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS

GOALS:

- o Encourage and promote a balance of available housing of all types and for all economic segments, such as single-family dwellings, apartments, condominiums, and mobile homes, but not to exclude townhouses and cluster development.
- o Housing programs should thoroughly evaluate and include all social and cultural considerations in their development and implementation.
- o Provide residential areas for retired or elderly persons who wish to retain small single-family dwellings on small lots, for the sake of easy maintenance with privacy.

POLICIES:

- o Emphasize the role of the private sector in the construction of low and moderate income housing.
- o Encourage and assist in assuring open housing for all residents and households that seek to rent or buy housing in the City.

- o Strive for the most suitable balance of housing types and ownership characteristics in order to maximize neighborhood stability while providing a wide variety of housing choices and opportunities.

PROVISION OF ADEQUATE SITES FOR NEW HOUSING

GOALS:

- o Housing areas should be designed for utility, beauty, safety, and tranquility. Special attention should be given to the protection of the neighborhood from excessive noise, through-traffic and incompatible uses of the land.
- o New housing, manufacturing and commercial concept should be considered by integrating the whole to provide for minimum amount of travel necessary.

POLICIES:

- o Replace or rehabilitate substandard housing.
- o Assist private developers to assemble and clear substandard, underimproved and blighted residential parcels for new residential development.
- o Support efforts of private lenders to provide alternative financing methods to make home ownership available to a greater number of households.
- o Encourage new residential construction in areas which will be adequately served by public services and facilities in accordance with City plans and programs.
- o Protect homogeneous single-family residential areas from apartment development encroachment.
- o Consider the factors of proximity to shopping, transportation, and other desirable facilities as a part of planning and construction of housing for senior citizens and low-income families.

The goals and policies by themselves do not adequately address the requirements of the Housing Element Guidelines. As previously noted, the Guidelines place particular emphasis on implementation. The Housing Element must ". . . make a good faith, diligent effort to provide opportunities for and to facilitate maintenance, improvement and development of an appropriate variety and choice of housing for all economic segments of the community." To that end, the goals and policies outlined above are developed in the section designated Implementation Program, relative to specific actions which will be undertaken by the City.

DEMOGRAPHICS

Statistical evaluations of housing and population characteristics are basic to all local planning and essential to the development of effective housing programs. The source of this information has been the 1974 Special Census, and in some cases, the 1970 Census. Also, population and race data from the 1980 Census was available. A major obstacle has occurred due to the requirement that the Housing Element be adopted by October 1, 1981. Given the mandatory State Review period of 90 days and public hearing process, the Housing Element must be completed in May, 1981. Unfortunately, a major source of up-to-date data, the 1980 Census, will not be available by that date (with the exception of the population and race data). In cases where data is either outdated or not available, every effort has been made to provide the data via special study or to develop projected updates. For the most part, updates were accomplished by using the historical data and making straight-line projections.

Population Characteristics

Total Population ¹	24,014
1986 Population ²	31,700
Persons in Group Quarters ³	441

Age in Population⁴

0 - 19	6,692	39.5%
20 - 34	3,514	20.7%
35 - 49	3,195	18.6%
50 - 64	2,314	13.6%
65 & Over	1,263	7.4%

Ethnic Characteristics¹

White	17,567	73.1%
Spanish-surname	3,128	13.0%
Black	982	4.1%
Asian	925	3.9%
Other	1,412	5.9%

Household Characteristics

Total Household ¹	8,431	
1986 Households ²	9,284 *	
Average Household Size ¹	2.9	
Large Families ⁶	216	3.3%
Elderly Households ⁵	348	5.4%
Female-headed Households ⁵	234	3.6%
Overcrowded Households ³	372	

(* NOTE: This figure was revised down from 10,600, which was a straight-line projection. The new figure is the Southern California Association of Government's (SCAG) projection for 1986 for the City of San Dimas).

Income Characteristics ⁶

50% of County Median Income	1,037	12.3%
50-80% of County Median Income	700	8.3%
80-120% of County Median Income	1,501	17.8%
120% + of County Median Income	5,193	61.6%

(NOTE: These figures were revised up based on the revised total households as determined by the 1980 Census. This change was not asked for by HCD).

Tenure ²

Total Units	8,431	
Owner	6,745	80.0%
Renter	1,012	12.0%
Vacant	674	8.0%

Housing Type ⁴

Single-family	4,272	77.2%
2-4 units	130	2.3%
5 units or more	238	4.3%
Mobile home	898	16.2%

Housing Age ²

Pre-1940	579	9.0%
1940 - 1949	239	3.7%
1950 - 1959	907	14.0%
1960 - 1969	2,649	41.0%
1970 - 1981	2,093	32.3%

Housing Condition ⁵

Total Substandard	436
Units Needing Rehabilitation	264
Units Needing Replacement	12

House Value ⁷

\$0 - 14,000	6	0.1%
\$14,000 - 40,000	417	6.5%
\$40,000 - 57,000	690	10.8%
\$57,000 - 77,000	1,247	19.5%
\$77,000 - 105,000	1,625	25.4%
\$105,000 - 170,000	2,015	31.6%
\$170,000 & Up	390	6.1%

Rents ⁷

\$0 - 110	28	1.7%
\$110 - 235	291	18.1%
\$235 - 330	442	27.5%
\$330 - 400	535	33.2%
\$400 - 525	246	15.3%
\$525 - 710	55	3.4%
\$710 & Up	13	0.8%

Land Use (Gross Acres) ²

<u>Use</u>	<u>Existing</u>	<u>1986</u>	<u>Ultimate</u>
Single-family residential	1,692	2,097	4,443
Condominium	139	148	280
Multiple-family residential	30	37	95
Commercial	171	174	274
Office-commercial	17	19	40
Industrial	87	122	294
Public/quasi-public	611	621	672
Agriculture	344	224	0
Vacant	4,222	3,871	0
Park, recreation, open space	<u>2,350</u>	<u>2,350</u>	<u>3,565</u>
TOTAL	9,663	9,663	9,663

(The ultimate acreage figures are based upon the General Plan -- the Plan does not discuss a projected build-out date; however, given past development and the severe topography, it is estimated that build-out is well beyond a 30-year period. Also, the ultimate acreage figures are probably high.)

NOTES:

- 1 1980 Census
- 2 Estimate
- 3 1970 Census
- 4 1974 Special Census
- 5 1978 HAP
- 6 County Median Income = \$21,400 (July 30, 1980). Source: HCD.
- 7 Projection made to 1980 utilizing 1975 information.
- Estimates based on home price trends and projections of 1975 Housing Need Analysis.

Summary

The following summarizes the housing and demographic characteristics of the City of San Dimas:

- o Predominantly low density, single-family residential; nearly 80% of the units are single-family.
- o A very large percentage (80%) of the households are owner-occupied.
- o A predominant feature is the older "Town Core" consisting of a traditional main street commercial with surrounding older residential. The City is generally characterized by newer residential units.
- o The housing stock within the City is fairly new and generally in good condition. Over 73% of the housing stock has been built since 1960.
- o The community consists of predominantly younger people; 21% of the population is over the age of 50, with approximately 7% over the age of 65.
- o The population is predominantly white; equating to over 73% of the total population.
- o Those living within the community are generally affluent; the average family income is very much above market area averages with the remaining population being below County and area averages.
- o The predominant land use is single-family residential; 67% of the total developed land in the City is single family.
- o A large portion of the City is undevelopable; approximately 24% is in permanent open space.

The San Dimas City Planning Department should try to help decision-makers, both private and public, by improving the flow of information about housing. The lack of up-to-date accurate information is one obstacle which can be confronted beginning at the local level. Information which is collected and analyzed by various organizations often is not placed in the right hands in a timely manner. However, the City Planning Department, in its daily operation, has access to much of the data necessary to make good decisions about housing. This department is in the position to gather and dispense other available information on a continuing basis. If operated on a simple basis, it is a relatively inexpensive function because it relies heavily upon use of existing materials.

Creation of an efficient management system is dependent upon good information. In the case of housing, where the important decision-makers are widely dispersed among private and public officials, the importance of consolidating the information function cannot be overlooked. It is necessary that data be accessible and unbiased. The City Planning Department is the agency best able to accomplish these tasks. It can distribute the information to a broad audience, and it can represent the public interest by reporting both favorable and unfavorable trends. This latter is not an unimportant issue.

The idea of creating an on-going system is to establish a way in which information can be used to assist policy and program decisions at the proper time. If the system is used to advertise positive trends without an understanding of the necessity of being able to recognize and respond to negative trends, it will be of little assistance. If, on the other hand, it can be developed as a way to monitor changes, then it can help decision-makers face issues before they reach crisis proportions. The argument is based on the fact that there is never enough time to collect information after a problem is defined. It must be made available in advance of problem recognition if it is to be effective. The only way this can be done is by incorporating information activities into the agency planning process. This also provides the mechanism by which trend data can be accumulated. A given number has no particular meaning unless it can be placed in context by comparison over space and time. Understanding a vacancy rate, for instance, depends on being able to compare it to other parts of the market and to earlier experiences. By itself, one has no way to know if it is high or low, increasing or declining.

The importance of being able to monitor change takes on additional importance in terms of environmental impact analysis. The effectiveness of such analysis is dependent upon the public planning agency being able to determine impact quickly. Note that delays in the time necessary to process a proposal are often factors in a project's success. The pre-collection of trend data will help speed processing time for impact analysis.

Also of importance to this concern is the broad distribution of information about proposed changes in the environment. This calls for the creation of an "early warning" system to alert interested groups and individuals to upcoming development proposals so that they have sufficient time to respond before final decisions are reached. One of the greatest frustrations of public participation is the discovery that it is too late to make one's views known on a development proposal.

An additional result of the creation of this system would be the visibility of housing and planning issues which could be achieved. By spreading information to a wide audience including citizen's groups, as well as to the potential investors and developers, the Planning Department would serve the useful purpose of making the community aware of what is going on in the area. This would be extremely helpful to concerned groups or individuals who do not have the time or resources available to keep up with the situation on their own. To achieve effectiveness in this regard, reporting formats of should be established which will assist in easy understanding of statistical or legal information. A citizen should not be forced to become expert in these areas to become involved in planning for housing. While such efforts may also be effective at the regional scale, the information necessary to make evaluations of specific proposals is often aggregated at the local level; this becomes a proper function of city government.

HOUSING NEEDS

The critical housing shortage has made it increasingly difficult to produce affordable housing. Rapid population growth in the Southern California region has further contributed to the increasing need for a balanced ratio of home ownership and rental housing in all price ranges. Consequently, the provision of housing for all income groups is a major challenge for the City of San Dimas as well as communities throughout the region. Increases in the cost of land, construction and financing have combined during the last several years to make decent housing affordable to a smaller segment of the population.

The measure of success of a local Housing Element is its effectiveness in addressing housing needs. If a housing element, including its action programs, is to make adequate provision for the housing needs of all economic segments of the community, the dimensions and character of need must first be ascertained. San Dimas' "fair share", as established by SCAG, and the demographic profile for the City, will together provide a general measure of nonmarket-rate housing needs.

A primary goal of the community is to maintain a low-density, rural living environment. Inferred within that goal is maintenance of a high degree of neighborhood quality and continued future stability. San Dimas is generally, in terms of its overall housing stock, a fairly new community: over 73% of the homes were constructed after 1960. Generally, the construction is of high quality.

FAIR SHARE HOUSING ALLOCATION

The Housing Element Guidelines establish a fair share allocation process which will identify for each locality that portion of the affected market area households whose needs must be adequately addressed in the Housing Element. As per the stipulations of Article 2, Sections 6420 through 6436 of the California Government Code, the fair share allocations are to be made by the regional Councils of Governments (COG's). The COG for the area within which San Dimas is a part is the Southern California Association of Governments (SCAG) and the fair share allocation is contained in the Regional Housing Allocation Model (RHAM). The most recent updated RHAM (1978) allocates the following "fair share" for San Dimas.

Households Needing Assistance	785
"Fair Share" Adjustment	278
Need Adjusted for "Fair Share"	1,063
Units Needing Rehabilitation	278

The RHAM, therefore, assigns a total of 1,063 units to San Dimas as its responsibility for meeting a percentage of the region's low-income housing need. Discussions with the State Department of Housing and Community Development indicate that a community is expected as a minimum to meet 3% of the "fair share" allocation per year on a five-year basis. Given that, San Dimas would be expected to provide 160 low-income units over the next five years.

AB 2853 requires that the housing needs of all income levels be addressed. To that end, the following represents those needs:

Current Households (1980 Census	8,431
Projected 1986 Households	
(SCAG Estimate)	9,284
1986 Construction Need	853
1986 New Household Needs	
(By Income Levels):	
Very Low	105
Low	71
Moderate	152
High	525
	12.3%
	8.3%
	17.8%
	61.6%

DEVELOPMENT NEEDS

The land use projections indicate that commercial land use will increase by approximately 25 to 30 acres and industrial land use will increase by 35+ acres by the year 1987. These acreage increases will result in increased jobs within the City. The increase in commercial/industrial land use and resultant new jobs over the next five years will be balanced by an increase in housing units prior to and during the same time period. From 1960-1975, the primary growth in the City was residential. Commercial and industrial growth was minimal during the same time period due to the minimal population base to support these uses. Due to the 1960-75 housing growth, the population base increased to a point where commercial uses that had not located previously were not willing to consider the area. At the present time, there is an overbalance of residential land use in proportion to that needed for commercial and industrial land uses; however, this overbalance is now coming into balance with increased commercial and industrial construction. An implied purpose of this Housing Element is to provide adequate housing for those employed within the City, while recognizing that some of those working within San Dimas will choose to reside elsewhere, just as those working in other cities may decide to live within San Dimas.

SPECIAL NEEDS

Of the 1,064 households needing assistance within San Dimas, 348 (33%) are elderly, 500 (47%) are small family and 216 (20%) are large family. A large portion of the need in San Dimas is for elderly and small family.

HOUSING CONSTRAINTS

MARKET CONSTRAINTS

A number of factors operate in the private sector which are obstacles to providing low-cost housing. The following represent generalized problems of the region as a whole, and may directly or indirectly impact the housing situation in San Dimas.

- Absentee Landlords - often deteriorated units are renter-occupied. The absentee landlord may be difficult to locate or communicate with and may have little interest in maintaining the property. Also, the tenants, not having equity in the property, cannot be expected to make excessive improvements or be totally responsible for maintenance. With only 12% renter factor, this is not a major problem in San Dimas.
- Inflation - the costs of home production resources (lumber, cement, etc.) have been considerably higher than overall increases in wages. In addition, inflation has further driven up the cost of maintenance and rehabilitation.
- Financing - often new and higher monetary value loans with better terms are readily available for new homes versus higher interest, lower monetary value loans for older housing. In general, there tends to be an imbalance favoring new production over the conservation of existing homes. As noted previously, the cost of money in itself excludes many potential homeowners.
- Vacancy - low vacancy rates, such as exist in San Dimas and surrounding areas, will contribute to inflationary rent spirals.
- Condominium Conversions - the conversion of apartments to condominiums results in a further decrease in the vacancy rate and displacement of families who cannot afford to buy. Conversions in surrounding communities can have a "spill-over" effect on San Dimas.
- Speculation - many homes and apartment buildings are bought for profitable resale after a short-term holding for appreciation. Speculation results in higher housing prices and rents.

Of the foregoing, the most notable aspect of market constraints is the severe rise in housing costs, particularly in the Southern California region. The price increase trend took a severe upswing in 1974 and has increased considerably since, with home prices outdistancing the cost of living. Rents have been increasing, however, at a much lower and uniform rate. Rents remain below the cost of living index. The average price of a home in Southern California in April, 1980, was \$119,200.*

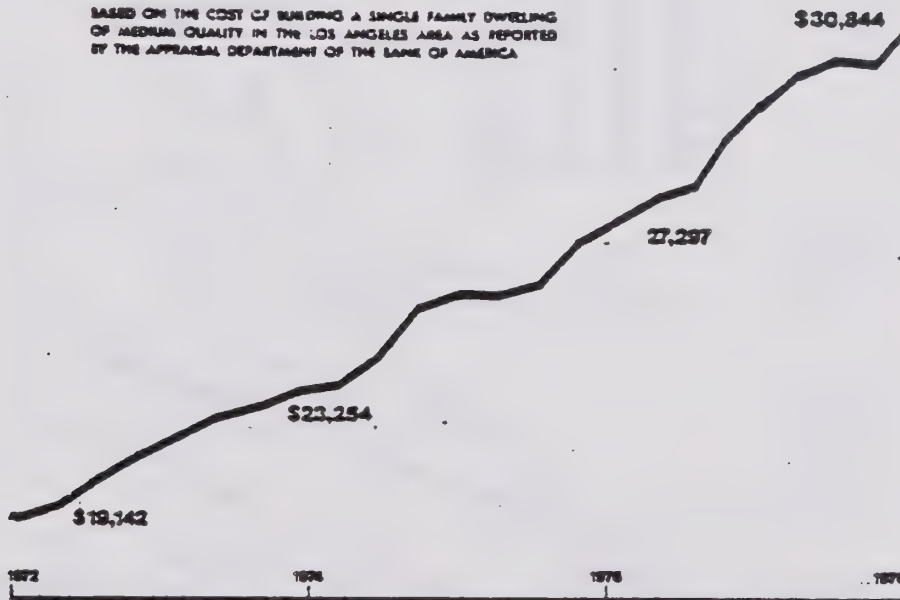
A survey was conducted in April, 1981, of housing costs of dwelling currently on the market in San Dimas. The lowest priced home was \$52,000, with prices ranging to a high of \$625,000. A three-month summary of average home sales in San Dimas are outlined below:

Up to 2-Bedroom	\$66,718
3-Bedroom	\$108,260
4-Bedroom	\$144,129
5-Bedroom	\$243,861
Condominium	\$86,316
Mobile Homes	\$35,640

The average selling price for all housing was \$83,268. To demonstrate the increase in historical terms, housing in a new tract constructed in 1962 originally sold for \$16,000 to \$18,000; the same homes today are selling for \$95,000 to \$105,000.**

BUILDING COST INDEX

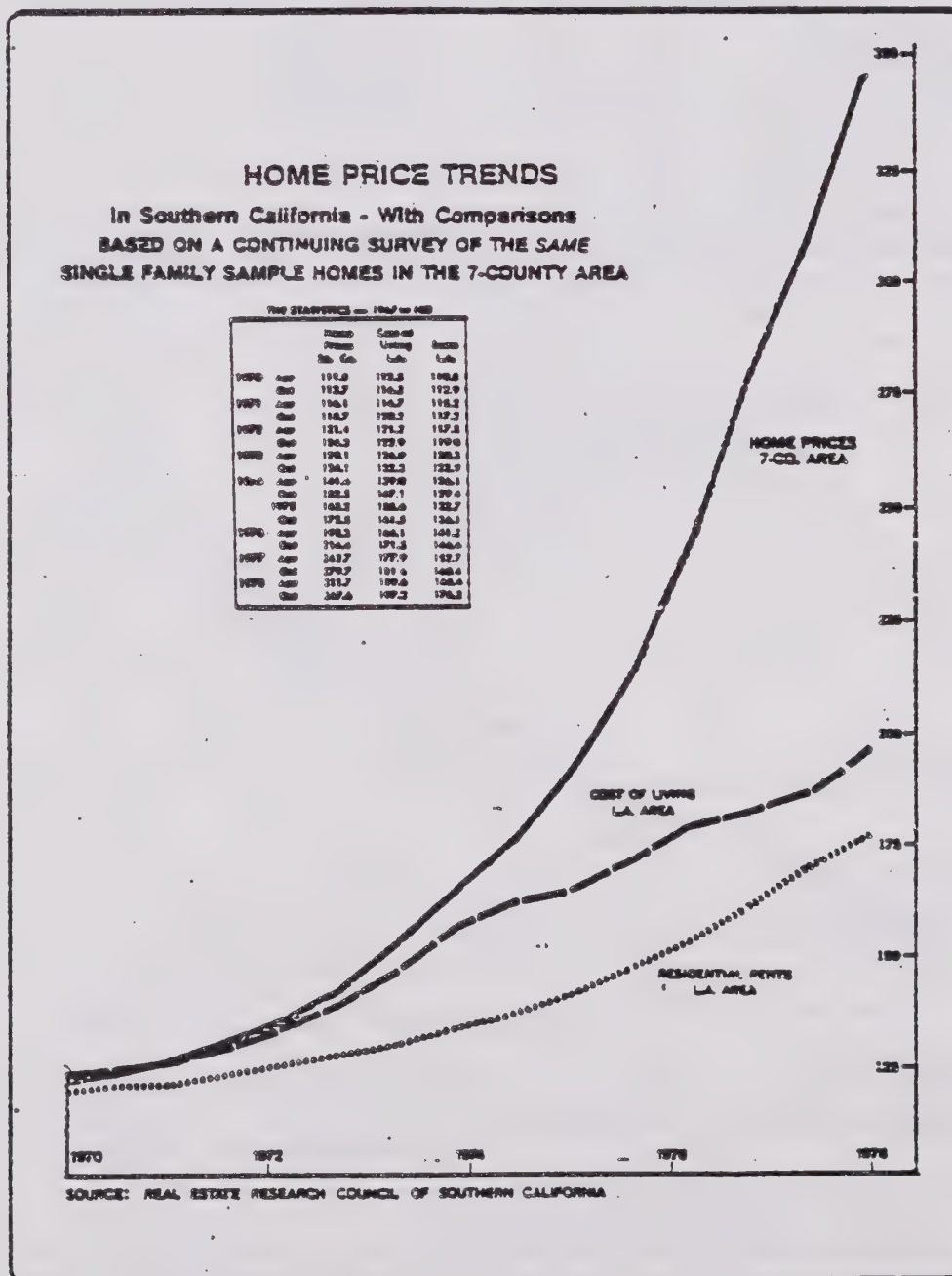
BASED ON THE COST OF BUILDING A SINGLE FAMILY DWELLING OF MEDIUM QUALITY IN THE LOS ANGELES AREA AS REPORTED BY THE APPRAISAL DEPARTMENT OF THE BANK OF AMERICA



* Real Estate Research Council of Southern California.

** Data based upon information provided by Jerry Whiting Realty and the Multiple Listing Service.

The cost of construction has been increasing, although at a more uniform and steady rate than housing costs. The average overall cost of constructing a new home was \$19,781 in 1972, and had increased to \$42,087 in 1978.* The cost of building a home has risen 47% in the last five years, due to increases in labor, materials, fees and code requirements. However, the cost of new homes during the same period has risen over 150%.



Real Estate Research Council of Southern California

Typical average square footage costs were developed in April, 1981. The material is based upon the 1980 Marshall & Swift study utilizing inflation and market area factors. The resultant figures follow:

Tract House	\$44.21/square foot
Custom Home	\$52.54/square foot
Apartment Building	\$38.10/square foot
Mobile Home	\$32.35/square foot
Manufactured House	\$33.27/square foot

Typical costs-breakdown for a single-family dwelling and a multiple-family building are outlined as follows:*

Single Family:

Direct Costs	
-Land	\$30,000
-Site Improvements	2,000
-Construction (@ \$44/sq.ft.)	79,200
-Fees	2,400
Indirect Costs	
-Financing	3,700
-Sales & Marketing	<u>7,400</u>
TOTAL	\$124,700

Multiple Family:

Direct Costs	
-Land	\$100,000
-Site Improvements	8,000
-Construction (@ \$38/sq.ft.)	608,000
-Fees	22,400
Indirect Costs	
-Financing	24,000
-Sales & Marketing	<u>48,000</u>
TOTAL	\$810,400
(average cost per unit = \$40,520)	

Another factor in the cost of housing is the interest rate. The effective rate of mortgage loans in the Los Angeles area has increased from approximately 9% in 1974 to a current 14%. To demonstrate the impact of the interest rate increase, a \$60,000 note at 9% interest, amortized over a 30-year period would cost \$483 per month (principle and interest); the same amount at a rate of 14% would be \$711 per month.

* Prototype developed by ELP based upon typical land costs in San Dimas and average construction costs based upon the 1980 Marshall & Swift survey. The prototypes are based upon a typical 3-bedroom single-family dwelling consisting of 1,800 square feet of living area with a two-car garage; and a 20-unit apartment complex, each unit consisting of 800 square feet.

HOME PRICES AND AFFORDABILITY*

Year	Average Home Price	Down Payment @ 20%	Principal @ 80%	Interest Rate	Monthly Costs		Required Monthly Income	Required Annual Income
					Mortgage	Total		
1970	\$ 39,900	\$ 7,980	\$ 31,920	8.5%	\$ 245	\$ 374	\$1,247	\$15,000
1971	35,000	7,000	28,000	7.5%	196	318	1,060	12,700
1972	38,000	7,600	30,400	7.2%	207	338	1,127	13,500
1973	42,400	8,480	33,920	8.0%	249	392	1,307	15,700
1974	47,400	9,480	37,920	9.0%	305	468	1,560	18,700
1975	54,500	10,900	43,600	9.0%	351	536	1,787	21,400
1976	65,400	13,080	52,320	9.0%	421	636	2,120	25,400
1977	73,600	14,720	58,880	9.0%	474	713	2,376	28,500
1978	90,200	18,040	72,160	9.0%	581	748	2,493	29,990
1979	102,800	20,560	82,240	11.0%	783	971	3,237	38,800

Forecast:

1980	\$115,000	\$23,000	\$92,000	13.5%	\$1,054	\$1,268	\$4,227	\$50,700
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GOVERNMENTAL CONSTRAINTS

Generalized governmental constraints often encountered throughout the state, although not necessarily severely constraining problems within San Dimas, are outlined below:

- Zoning/Subdivision Ordinances - delays and overly restrictive requirements drive up the cost of housing. The City has made concerted efforts to efficiently process subdivisions and zoning amendments to minimize cost of time delays.
- Building Code Enforcement - The City has several rehabilitation programs listed under implementation programs that are specifically geared to maintaining the existing housing stock to ensure the availability of standard housing units.

San Dimas does not deem their approval processes and fees to be unduly constraining, especially when compared with surrounding cities.

* Source: Construction Industry Research Board, report prepared for the Joint Committee on the State's Economy, California Legislature, October 17, 1980.

- o State Constitution - Article 34 of the California Constitution requires in many instances a referendum for public housing. The necessary required votes are often difficult to obtain and have been the result of rejection of housing programs.
- o Intergovernmental Coordination - housing is a regional problem. All too often there is a general lack of coordination and cooperation between the various levels of government and between neighboring communities.
- o Property Taxes - the passage of Proposition 13 has severely limited the ability of local governments to provide new infrastructure improvements and public services to support needed housing growth. The costs of providing infrastructure for new developments must increasingly be borne by private developers, who pass these costs on to the consumer in the form of higher housing prices.

Housing institutions are themselves complicated and they have an impact on how well the mechanism works. Institutions are defined as those public agencies and factors involved in housing production and use. Procedures are, simply, their activities which affect housing.

Local government lacks sufficient jurisdiction to achieve a unified approach to a housing market. The area within which consumers seek alternatives is not defined by City boundaries. This creates an obstacle in achieving goals because the market is affected by conditions and actions beyond the control of local decision-makers. Likewise, the developer is seldom confined to operations in a single city. This is an obstacle because of variation in procedures and interpretation of requirements which lead to complications and loss of time in the development process.

The fragmented nature of local government is a further problem because jurisdictions are often placed in competition to capture development. They may, therefore, be tempted to compromise standards in order to obtain a short term advantage by attracting a given type of development. More often, however, local jurisdictions compete in terms of exclusiveness. They construct policies which are restrictive in nature -- the attitude is that less desirable consumers may find opportunity elsewhere.

Income tax provisions are perhaps less known as determinants of housing form, but there is some evidence that intricacies of the write-off and depreciation provisions of the law induce housing investment without the usual concern for supply and demand. These tax considerations, however, are beyond the realm of the City of San Dimas. The City, by itself, can do little to effect change. These tax considerations do

provide examples of areas in which the City must attempt to influence other levels of government if it is to attain its goals.

The shape of housing opportunity has been most drastically changed by the rapid increase in housing costs. Land costs and building costs have both skyrocketed, and this has made it impossible for most families to obtain new housing. In addition, interest rates have also risen; this additional financing cost adds to the cost of housing. These obstacles are widely recognized, and they are reflected in housing costs in San Dimas. Low-cost housing cannot be produced because of these factors.

If low-income housing is to be made available, it will demand governmental subsidy to achieve it. City government is not in a position to begin a localized subsidy program. Such programs have usually been the responsibility of the Federal government. The obstacle here is that the Federal programs have not been funded to a level to permit them to deal effectively with the problems of the nation.

Neither of these obstacles (housing costs and federal lack of funding) are within easy control of city government. Costs may be cut by the elimination of unduly restrictive city requirements, but there is little evidence that this can drastically alter housing economics. Federal funding levels are determined in the context of national priorities, and it is difficult for a local jurisdiction to bring pressure to bear at the Federal level.

Public attitudes concerning housing policy are reflected throughout the above discussion. There are no strong regional agencies because people prefer to attempt to find solutions to problems at a local level. There is a real fear of government, that is too far removed from the people. There is a hesitation about use of government intervention because of the distrust of institutions which do not stand the test of the market of a fear of the loss of individual freedoms.

These are obstacles to the solution of housing problems because housing must apparently be faced as a regional issue and cannot be resolved in the private market.

The popular rejection of the need for dispersed low-income housing opportunities is also well-known. Part of this rejection can sometimes be traced back to a fear of inundation by the poor or minority groups, and part of it is based on the fact that suburban development is usually oriented to one-class communities. The City of San Dimas is committed to the provision of our fair-share housing allocation of low and moderate income housing through preservation of our older housing stock, through the provision of manufactured housing and other programs listed in the implementation section.

The housing problem in San Dimas is generally not one of physical deterioration -- as previously noted, the housing stock is fairly new and generally of good quality construction. With respect to the older housing which is located for the most part in the Town Core area, the high price of housing has made those older units more attractive from a market standpoint, and those houses have generally undergone upgrading over the past five years.

The obstacle to providing for housing needs is found in the high cost of housing not only in San Dimas, but also in the entire East San Gabriel Valley. The quality of a structure and resultant high price tag are in direct response to the demands of the public. However, there are not enough low-cost housing units to serve low-income residents. It is considered unreasonable to expect that a low-income family should have to spend more than 25% of its income on shelter. This includes rent or mortgage payments and other costs including taxes, insurance and maintenance. All these are fixed costs except maintenance, which is usually the first thing to suffer when costs begin to exceed the ability to pay. The City of San Dimas is currently attempting to mitigate these problems through its Section 8 and other housing programs outlined in the implementation section.

According to the 1970 Census, a significant number of owner households occupy homes with value reported as more than normal. This poses a dilemma: residents are not forced to live in San Dimas; they move here by choice. The unique attractions of the City with its pleasant climate and proximity to recreation, make it a popular and, therefore, expensive place to live. Yet San Dimas is aware that it is impossible for a single city to exist by itself in a metropolitan housing market, and a jurisdiction which fails to recognize its interdependence with the rest of the region will be unable to provide for all economic segments of the community. It is not sufficient to argue that other, less expensive, choices may exist elsewhere. The City will continue to provide housing for all its citizens, including low-income housing, to the maximum extent possible given its somewhat limited resources and the availability of State and Federal programs.

Associated with the foregoing, is a growing problem throughout the region relative to the impact of condominium conversions. Even beyond the impact of conversion of apartments to condominiums within the City, the conversion in surrounding communities will have a "spill-over" effect with San Dimas. Due to the impact upon the already very low vacancy rate, condominium conversion should be allowed only to the extent that a stable supply of rental units is maintained for that portion of the housing clientele who cannot afford home ownership. In addition, given the high percentage of mobile homes within San Dimas, a conversion ordinance should also consider the conversion of mobile home parks to individual mobilehome site ownership.

ENERGY CONSERVATION

The energy shortages and rapidly increasing energy costs over recent years have resulted in more efficient use of utilities and energy saving devices for the homes. San Dimas, responding to that need has adopted a Solar Ordinance requiring solar hot water heating or other alternative energy conservation system for new housing. Obviously, such energy conservation devices add to the initial cost of new housing, and added expense for existing housing which is retrofitted. These costs are mitigated via ultimate utility savings, tax credits, and utility company reimbursement and credit programs.

SITE EVALUATION/SERVICES

Several sites for low and moderate income housing exist in and around San Dimas.

In accordance with Section 6456 of the Housing Element Guidelines, housing sites will be provided in suitable locations. Criteria for judging site adequacy is outlined in the "HUD Site and Neighborhood Standards for New Construction Projects" (Section 880.206). Some of those standards include:

Adequate in size to accommodate the number and type of units proposed.

Proximity to services and facilities such as streets, sewers, water, electricity, telephone, schools, parks and public transit.

Facilitate and further compliance with the Civil Rights Act of 1964 and subsequent related acts, executive orders and federal regulations.

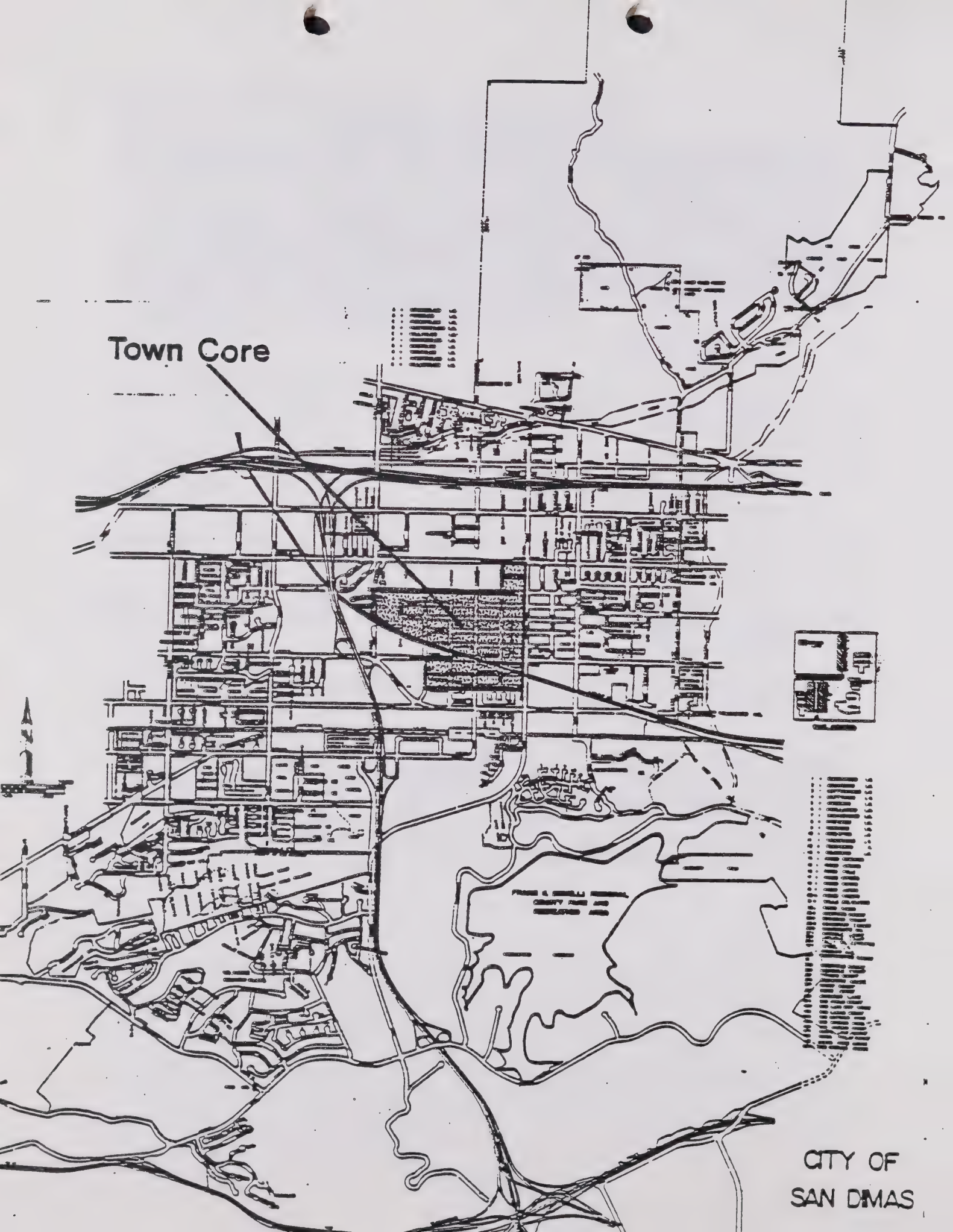
Avoid concentration of assisted persons in areas containing a high proportion of low-income persons.

Free from adverse environmental condition such as flooding, unstable soils, harmful air pollution, excessive noise and fire hazards.

Accessible to social, recreation, educational, commercial, health and other municipal facilities and services.

The "Town Core" area generally contains the older housing stock of the community and would, therefore, meet some of the above criteria. However, the current trend is toward revitalizing the area through private enterprise through individual efforts of the property owners to maintain and upgrade the existing housing stock. The City of San Dimas herein states its commitment to providing fair and open housing to all ethnic groups.

Town Core



CITY OF
SAN DIMAS

GENERAL PLAN CONSISTENCY

Section 65300.5 of the California Government Code mandates that Housing Elements be consistent with the California State Housing Plan. Section 50453 of the Health and Safety Code states that the State Housing Plan must provide a data base and serve as a guide for local Housing Elements. The State Housing Plan has been closely reviewed and every effort has been made to be consistent with that plan.

Government Code Section 65300.5 requires that the Housing Element be consistent and compatible with all the other General Plan elements. That section states: "The legislature intends that the General Plan, the elements and parts thereof, comprise an integrated, internally consistent and compatible statement of policies for the adopting agencies."

In order to meet the goals and objectives outlined within this plan and in order to effectively carry-out the action programs, it may be necessary to rezone property to a higher density residential use. At such time as a specific site or sites may be designated, the Land Use Element, zoning and other affected General Plan Elements and City ordinances will be evaluated and, if required, amended to reflect consistency.

MANUFACTURED HOUSING

Recently, several laws have been passed by the State which deal with manufactured housing, including mobile homes; most notable of that legislation is AB 1564 and SB 1960. AB 1564, which became effective on January 1, 1980, requires that housing elements consider manufactured housing as a possible tool in implementing the goals of the plan. The City acknowledges the legislation and will fully comply. Where in conformance with the zoning and building codes, manufactured housing will be permitted on parcels within the City.

SB 1960, which will become effective on July 1, 1981, prohibits cities from restricting the placement of mobile homes on lots zoned for single-family dwellings. The legislation does allow cities to require some design standards such as roof-overhangs, siding materials, etc. The City has recently adopted an ordinance regulating the placement of manufactured housing on single family lots. The ordinance permits the placement of such units on a permanent foundation in areas zoned SF-7500 and MF-D (multi-family-duplex) and fulfills the requirements of SB 1960.

CONDOMINIUM CONVERSION

One of the City's housing goals is to provide a choice of housing for all economic segments of the community. Multiple family housing projects, including mobile home parks, provide generally less expensive housing than single family housing because of less restrictive standards. Such housing tends to be rental and may often be occupied by persons of more moderate means. The City has a significant interest in encouraging the continuance of housing on a rental basis available to such economic segments of the community.

The City also recognizes that owners often take a greater interest in maintenance of their property and of neighborhood stability and property values than renters. Therefore, the conversion of multiple family units to condominium ownership can promote the welfare of the community.

Finally, it is recognized that when units are converted to condominiums, frequently the converted residential units will be occupied by persons of different economic means. Existing tenants may be displaced. Development standards may also be effected.

In light of the above concerns, the City shall prepare and adopt a condominium conversion ordinance which may have the following elements:

1. In determining whether to permit the conversion, the City shall determine the effect of the conversion on the housing market by factors such as vacancy rates, the existing rental structure of the units and the displacements of units from the City's low and moderate income housing stock.
2. The ordinance shall provide for the protection of existing tenants by giving them adequate notice of the proposed conversion, the right of first refusal, the opportunity to be heard at public hearing, the payment of relocation expenses and freedom from retaliatory rent increases.
3. Establishment of development standards concerning adequate parking and other facilities, metering of utilities, sound proofing between units and other development standards to assure the project's conformity with the objectives of the General Plan.

IMPLEMENTATION PROGRAM

EXISTING PROGRAMS

The City of San Dimas currently operates a number of housing programs. Existing programs include the following:

- o Community Development Block Grant (CDBG) - \$176,000 in federal funds have been allocated for fiscal year 1980-81. The funds are left to the discretion of the City for use in housing and neighborhood rehabilitation, and provision of public works such as street improvements, street lighting, drainage improvement, and urban renewal.
- o Minor Home Repair - a grant of up to \$900 to homeowners for minor repairs such as painting, roof repairs, termite inspections, and minor plumbing and electrical repairs. Seventy-one projects have been undertaken to date with an additional seven projects in progress. Over \$34,000 has been allocated to the program.
- o Deferred Loan Program - low interest deferred loans of up to \$3,500 to homeowners for roof, plumbing and electrical repairs. Nine loans totalling over \$17,000 have been made with an additional two (\$6,000) in progress.
- o Section 312 - federal loans of a maximum of \$27,000 for minor rehabilitation. A total of 25 loans amounting to nearly \$400,000 have been made to date. An additional two loans, at \$55,000, are in progress.
- o Bank Loan Program - low interest bank loans for minor repairs such as roof repairs, painting and floor covering. Three loans, totalling \$21,800 have been made to date, and an additional four, totalling \$47,000 are in progress.
- o Section 8 - federal rent subsidy. A Section 8 project, consisting of 50-units, is located on Acacia Street south of Bonita Avenue.
- o Housing Authority - the City participates in the Los Angeles County Housing Authority.
- o Redevelopment - the City has an established Redevelopment Agency. In the event the Redevelopment Project Area is amended and/or expanded, State Redevelopment Law requires that a minimum of 25% of the tax increment be utilized for low and moderate income housing.

ON-GOING ACTIONS

The City of San Dimas will continue to pursue every avenue to the end of encouraging low and moderate income housing. Included in this goal are the following:

1. The City of San Dimas will continue to review its development-approval procedures to the end of identifying ways to shorten and make more efficient the tract and building review process and reduce costs.
2. The Planning, Building and Fire Departments will continue to enforce the City's building and safety, health, fire, housing and zoning codes.
3. The City will continue to monitor all federal and State funding agencies and legislation to provide financing assistance for local code enforcement and housing programs.
4. The City will continue to work within the Los Angeles County Housing Authority to administer the City's existing and proposed housing programs.
5. The Planning and Building Departments will continue to provide accurate and prompt information to contractors, architects, and property owners regarding building, zoning, energy and safety requirements.
6. The City will continue to utilize the RPD Ordinance to encourage cluster development to the end of encouraging lower per-unit housing costs.

PROPOSED PROGRAM

The basic intent of the Implementation Program will be (1) to provide for San Dimas' Fair Share Allocation of low-income units (160 units over the next five years) and (2) to continue dwelling maintenance and rehabilitation of existing substandard dwellings. In accordance with State law, the program is a five-year plan. Given the severe constraints upon the City, considerable emphasis is placed on funding sources at the County, State and Federal levels. It is fully recognized that existing programs and proposed action programs may be modified or completely omitted, or new programs added; however, every effort will be made to pursue various governmental programs as they become available. The following represents the action program for the San Dimas Housing Element:

IMPROVEMENT OF EXISTING HOUSING STOCK AND NEIGHBORHOOD
ENVIRONMENTS

Action #1: Utilize CDBG funds for a deferred loan and incentive program which allows low interest loans to low income families for the purpose of making needed home repairs and improvements such as clean-up and painting.

Responsible Agency: City of San Dimas
Financing: CDBG
Schedule: Early 1982

Action #2: Utilize services of the County Housing Authority for promotional and educational services relative to available housing rehabilitation, rent subsidy and home purchase programs.

Responsible Agency: County Housing Authority
Financing: Federal funds/County Housing Authority budget
Schedule: On-going

PROVISION OF ADEQUATE SITES FOR NEW HOUSING

Action #3: In accordance with SB 1960, identify areas and zones within the City which are appropriate for mobile homes and other manufactured housing.

Responsible Agency: City of San Dimas
Financing: City budget
Schedule: Mid-1982

Action #4: Develop a condominium conversion ordinance which sets strict dwelling unit standards and which requires an evaluation of the impact of the conversion on existing residents, rental unit availability, and vacancy rate. The ordinance should require the proper balance of rental units in relation to owner-occupied units so that varied housing opportunities are available to all economic segments of the community.

Responsible Agency: City of San Dimas
Financing: City budget. (Once established, application/processing fees can be instituted to offset staff time and costs in implementing the ordinance).
Schedule: Mid-1982

PROVISION OF HOUSING FOR ALL ECONOMIC SEGMENTS

Action #5: Explore issuing a Marks-Foran Bond to allow the issuance of tax exempt revenue bonds to finance residential rehabilitation and to finance construction of replacement housing.

Responsible Agency: San Dimas Redevelopment Agency
Financing: Redevelopment Agency
Schedule: Late 1982

Action #6: In conjunction with Action #5, utilize CDBG funds to reduce interest rates on loans.

Responsible Agency: Redevelopment Agency
Financing: CDBG
Schedule: Late 1982

Action #7: Provide additional Section 8 housing for elderly and handicapped households. Give priority to existing City residents.

Responsible Agency: County Housing Authority
Financing: Federal Funds
Schedule: Early 1983

Action #8: Utilize the services of the County Housing Authority for complaints of discriminatory practices in housing, counselling in landlord-tenant disputes, housing literature, presentations, and housing assistance counselling.

Responsible Agency: County Housing Authority
Financing: Housing Authority budget
Schedule: On-going

Action #9: Conduct a city-wide survey of rental housing suitable for handicapped and elderly occupants; maintain a directory of such housing.

Responsible Agency: City of San Dimas
Financing: CDBG
Schedule: Mid-1982

Action #10: Deposit City funds in lending institutions that comply with the Community Reinvestment Act.

Responsible Agency: City of San Dimas
Financing: N/A
Schedule: On-going

With respect to Actions 1, 5 and 6 above, the funds would be available to owner-occupied dwellings as well as to the owners of renter-occupied buildings. The intent of the above

action programs relative to rehabilitation is to promote the general health, safety and welfare through the elimination of blight and major structural problems.

HOUSING ELEMENT REVIEW AND UPDATE PROCESS

In order to keep the Housing Element current, it will be the intent to periodically review and update the document. The Element, in terms of its programs, is a five-year plan. It would be reasonable to review the document every year, with a major review, evaluation and update occurring at the end of five years, particularly with respect to the housing allocation as stipulated in the SCAG RHAM. Of concern is the generation and incorporation of more up-to-date data-the 1980 Census has been completed, but the data was not available at the time of preparation of this document. With primary emphasis on implementation, it is anticipated that the Housing Element will be reviewed annually in conjunction with the preparation of the City's budget.

ENVIRONMENTAL IMPACT ANALYSIS

Environmental impact of proposed development should be considered in a broad context to assure that detrimental effects to the community are minimized. It is apparent that land development often has environmental impact on surrounding areas and the community as a whole. Existing development standards are directed at control of conditions on the site itself, but external effects may be of long range or major importance as well. The private market mechanism is unable to adequately account for such externalities, so it is necessary for government to apply controls to achieve the public interest. This fits a basic premise of city planning: the idea that government works with the private sector to protect and enhance the community environment.

State legislation has been interpreted by the courts as applying environmental impact analysis requirements to private development where substantial effect might result. The Environmental Impact Report is an important first step in improving the development process with regard to understanding the effects of development, but, as presently written, they focus primarily on natural and physical factors in the environment. It is often possible to analyze the socio-economic impact of development. The City will continue to evaluate the full environmental impact of major projects including consideration of the effects of those projects upon the composition of the community.

GLOSSARY

Affordable Unit: A unit whose cost is such that:

- a. The buyer does not pay a gross payment for the unit that exceeds 2.5 times gross family income of those families earning 80% or less of median family income or 3.0 times the income of families earning 81-120% of median income for the County. In Los Angeles County an affordable unit would be below \$77,040 in price.
- b. The renter does not pay a gross payment for a unit that exceeds 25% of the monthly annual income of families earning 80% or less of median family income for the County or 30% of those families earning 81-120% of family median income. In Los Angeles County, affordable rents would be below \$642 per month.

Very Low Income: 50% or less of median income. In Los Angeles County, very low income would be \$10,700 or less.

Low Income: 51% to 80% of median income. In Los Angeles County, low income would be between \$10,700 and \$17,120.

Moderate Income: 81% to 120% of median income. In Los Angeles County, moderate income would be between \$17,210 and \$25,680.

Overcrowding: Families with more than two persons per bedroom. HUD defines units with more than one person per room to be overcrowded.

Median Family Income: Los Angeles County median family income was estimated to be \$21,400 as of July 30, 1980. (Source: HUD).

Note: Low and moderate income housing is often defined to include only the disadvantaged. In fact, we define the term to include a much wider group of households, including but not limited to: single-parent households, students, senior citizens, young married families, and other household groups that spend a major portion of their income for housing.

RESOLUTION PC-632

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN DIMAS APPROVING THE
GENERAL PLAN HOUSING ELEMENT UPDATE

WHEREAS, an amendment to the San Dimas General Plan has been duly initiated by:

City of San Dimas
245 East Bonita Avenue
San Dimas, California 91773

WHEREAS, the amendment is described as follows:

The General Plan Housing Element Update

WHEREAS, notice was duly given of the public hearing on the amendment, which public hearing was held before the Planning Commission on the 4th day of August, 1982, at the hour of 7:30 P.M., with all testimony received being made a part of the public record; and

WHEREAS, members of the Planning Commission suggested certain amendments to the Housing Element, amendments that were referred to the City Council for report and comments; a copy of which report has been filed with the Planning Commission; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's E.I.R. Guidelines have been met for the consideration of whether the project will have a significant effect on the environment;

WHEREAS, the City received the comments from the Department of Housing and Community Development, and those comments were duly considered by the Planning Commission and certain changes were made to the document, based upon these comments;

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission members at said hearing, the Planning Commission now finds as follows:

- A. The proposed amendments will not adversely affect adjoining property as to value, precedent or be detrimental to the area.
- B. The proposed amendments will further the public health, safety and general welfare.
- C. The proposed amendments are consistent with the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission and the City Council approves the amended General Plan Housing Element as attached hereto and incorporated herein. A copy of this resolution shall be filed with the Clerk of the City Council.

PASSED, APPROVED AND ADOPTED this 4th day of August, 1982.

INGE STONEQUIST, CHAIRMAN
SAN DIMAS PLANNING COMMISSION

ATTEST:

SECRETARY, SAN DIMAS
PLANNING COMMISSION

RESOLUTION NO. 82-75

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SAN DIMAS APPROVING THE
GENERAL PLAN HOUSING ELEMENT UPDATE

WHEREAS, an amendment to the San Dimas General Plan has been duly initiated by:

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245 East Bonita Avenue
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WHEREAS, notice was duly given of the public hearing on the amendment, which public hearing was held before the Planning Commission on the 4th day of August, 1982, at the hour of 7:30 P.M., with all testimony received being made a part of the public record; and

WHEREAS, members of the Planning Commission suggested certain amendments to the Housing Element, amendments that were referred to the City Council for report and comments; a copy of which report has been filed with the Planning Commission; and

WHEREAS, notice was duly given of the public hearing on the parcel map which public hearing was held before the City Council on the 14th day of September, 1982, at the hour of 7:30 P.M., with the Staff Report and all testimony received being made a part of the public record,

WHEREAS, all requirements of the California Environmental Quality Act and the City's E.I.R. Guidelines have been met for the consideration of whether the project will have a significant effect on the environment;

WHEREAS, the City received the comments from the Department of Housing and Community Development, and those comments were duly considered by the Planning Commission and the City Council and certain changes were made to the document, based upon these comments;

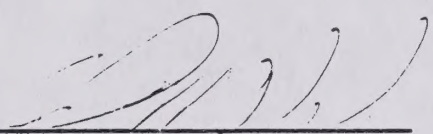
NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the members of the City Council at said hearing, the City Council now finds as follows:

- A. The proposed amendments will not adversely affect adjoining property as to value, precedent or be detrimental to the area.
- B. The proposed amendments will further the public health, safety and general welfare.
- C. The proposed amendments are consistent with the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the amended General Plan Housing Element be approved. A

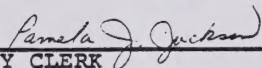
copy of this resolution shall be transmitted to the Secretary of the San Dimas Planning Commission.

PASSED, APPROVED AND ADOPTED this 28th day of September, 1982.



MAYOR OF THE CITY OF SAN DIMAS

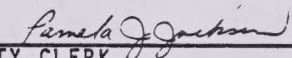
ATTEST:



CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of September 28, 1982 by the following vote:

AYES: Councilmen Dipple, Martocchio, Morris, Aleks
NOES: None
ABSENT: Mayor Pro Tem Haefer
ABSTAIN: None



CITY CLERK



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